

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Pablo Nieto	Property Owner	Rogelio Nieto
Company	Rogelio's Restaurant Inc	Company	Nieto Properties LLC
Applicant's Mailing Address	625 S LBJ Dr. San Marcos, TX 78666	Owner's Mailing Address	625 S LBJ Dr. San Marcos, TX 78666
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: 625 S LBJ Dr. San Marcos, TX 78666

Zoning District: T-5 Tax ID #: R 35354

Legal Description: Lot 8 Block 2 Subdivision Dan Mc Kie II

Number of Parking Spaces: 36

Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: Rogelio's Restaurant Inc ☒ Restaurant ☐ Bar ☐ Other: _____

☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☐ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 7am-9pm Tue 7am-9pm Wed 7am-9pm

Thurs 7am-9pm Fri 7am-9pm Sat 7am-9pm Sun Closed

Indoor Seating Capacity: 80 Outdoor Seating Capacity: 0 Gross Floor Area: 2,000

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 1,000*

Technology Fee \$15

TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750*

Technology Fee \$15

TOTAL COST \$765

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

PROPERTY OWNER AUTHORIZATION

I, Rogelio Nieto (owner name) on behalf of
Nieto Properties LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
625 S LBJ Dr. San Marcos, TX 78666 (address).

I hereby authorize Pablo Nieto (agent name) on behalf of
Rogelio's Restaurant Inc. (agent company) to file this application for
625 S LBJ Dr San Marcos, TX 78666 (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Rogelio Nieto Date: 3/31/2025

Printed Name, Title: Rogelio Nieto, Manager

Signature of Agent: Pablo Nieto Date: 3/31/2025

Printed Name, Title: Pablo Nieto, Manager

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: Pablo Nieto

Date: 3/31/2025

Print Name: Pablo Nieto

Form Updated March, 2023